

**Executive Recommended  
2005 Amendments to the King County Comprehensive Plan 2004**

**Amendment Summary**

**Policy/Text Amendments**

Policy/Text	Description	Comments
T-210	The level of service (LOS) standard for the Urban Area and designated Rural Towns shall be E except as provided in Policy ((T-209)) <u>T-212</u> . The LOS standard for the Rural Area shall be B except as provided in Policy ((T-209)) <u>T-212</u> . These standards shall be used in concurrency testing.	In the 2004 King County Comprehensive Plan Update, Policy T-209 was renumbered as Policy T-212. This amendment corrects Policy T-210 to reflect this renumbered policy.
F-245	In the Urban Growth Area, all new development shall be served by public sewers unless <del>((a. A))</del> application of this policy to a proposal for a single-family residence on an individual lot would deny all reasonable use of the property <del>((; or ))</del> ; <del>((b. Application of this policy to a proposal that has a vested land use application for the redevelopment or expansion of an existing use, as well as an approved septic design from Public Health—Seattle and King County, would render approval of the land use permit void; or</del> e. <del>As permitted by policy CP-933.))</del>	Approval of the 2004 King County Comprehensive Plan Update and related amendments to King County Code Chapter 13.24.136 eliminated options for on-site sewage disposal methods described in Policy F-245 b. above. The opportunity for on-site sewage disposal described by Policy CP-933 was also eliminated in the 2004 King County Comprehensive Plan Update.

### Land Use and Zoning Amendments

Location	Description	Comments
Vashon Island	Adds three adjacent parcels, totaling about 3 and ½ acres, to the existing Vashon Service Center Rural Neighborhood, allowing future expansion of the Vashon Maury Island Health Center.	This recommendation is the result of an area zoning study conducted in response to a 2004 docketed request.
Vashon Island	Modifies the P – Suffix development conditions for four parcels on Vashon Island in accordance with Ordinance 15028, section 6 F, adopting the King County Comprehensive Plan 2004 Update.	A study was conducted of all P – Suffix conditions assigned to property on Vashon- Maury Island to determine whether or not any of these conditions are no longer applicable.
Holmes Point	Adds existing P-Suffix development condition NS-P23, Holmes Point site disturbance conditions, to certain parcels in the Holmes Point area. This condition already applies to most property in the Holmes Point area.	In 1999, P-Suffix condition NS-P23 was applied to a mapped area with a list of parcels. Several mapped parcels were inadvertently omitted from the parcel list. This amendment corrects that omission.
White Center	Changes the zoning on seven parcels from I – Industrial to CB – Community Business. Adds a potential CB zone to two additional I – zoned parcels in the study area.	A study was conducted for an area of about 6.1 acres on the east side of 15 <sup>th</sup> Avenue SW, between SW 98 <sup>th</sup> Street and SW 100 <sup>th</sup> Street within the designated White Center Activity Center.

### Code Amendments

Code	Description	Comments
13.24.138	Clarifies the standards for approval of private wells or public water systems for new subdivisions in the rural area.	Clarifies a possible ambiguity to ensure consistency with comprehensive plan policy F-231.
20.20.040	Requires water availability certificate or documentation of an approved well as part of a complete application for a Conditional Use Permit.	Clarifies submittal requirements for Conditional Use Permits
20.24.190	Corrects references to policies that were renumbered in the 2004 King County Comprehensive Plan Update.	Technical correction
21A.08.050	Corrects the general services land use table to reflect footnotes which were renumbered in the 2004 King County Comprehensive Plan Update.	Technical Correction
21A.12.140	For subdivisions or short subdivisions, allows the area of a regional utility corridor placed in a separate tract to be less than the entire utility easement or corridor.	Modifies requirement that regional utility corridors be contained in separate tracts.
21A.14.025	Allows a front or wraparound porch of up to 100 square feet for cottage housing development. Specifies that allowed porches are not to be included in calculations to determine maximum floor area or footprint for each unit.	Modifies cottage housing provisions to make it more feasible to include porches.
21A.34.030	Corrects the maximum density that may be achieved by a cottage housing development by allowing 200% of the base density of the underlying zone in the R-4 through the R-8 zones, consistent with an amendment to 21A.34.040 which was adopted as part of the 2004 King County Comprehensive Plan Update.	Removes an inconsistency with 21A.34.040.
21A.37.050 B	Eliminates the 10% impervious surface limitation for TDR sending sites. This limitation on impervious surfaces was adopted in 2004 in anticipation of the Critical Areas Ordinance. However, the CAO was adopted without this limitation on impervious surfaces for TDR sending sites.	Removes an inconsistency with the Critical Areas Ordinance.

Code	Description	Comments
21A.38.220	Deletes Special District Overlay 220 – Urban Stream Protection Area.	This Special District Overlay is redundant due to the adoption of the Critical Areas Overlay.
21A.38.230	Deletes Special District Overlay 230 – Significant Trees	This Special District Overlay is redundant due to the adoption of the Critical Areas Overlay.